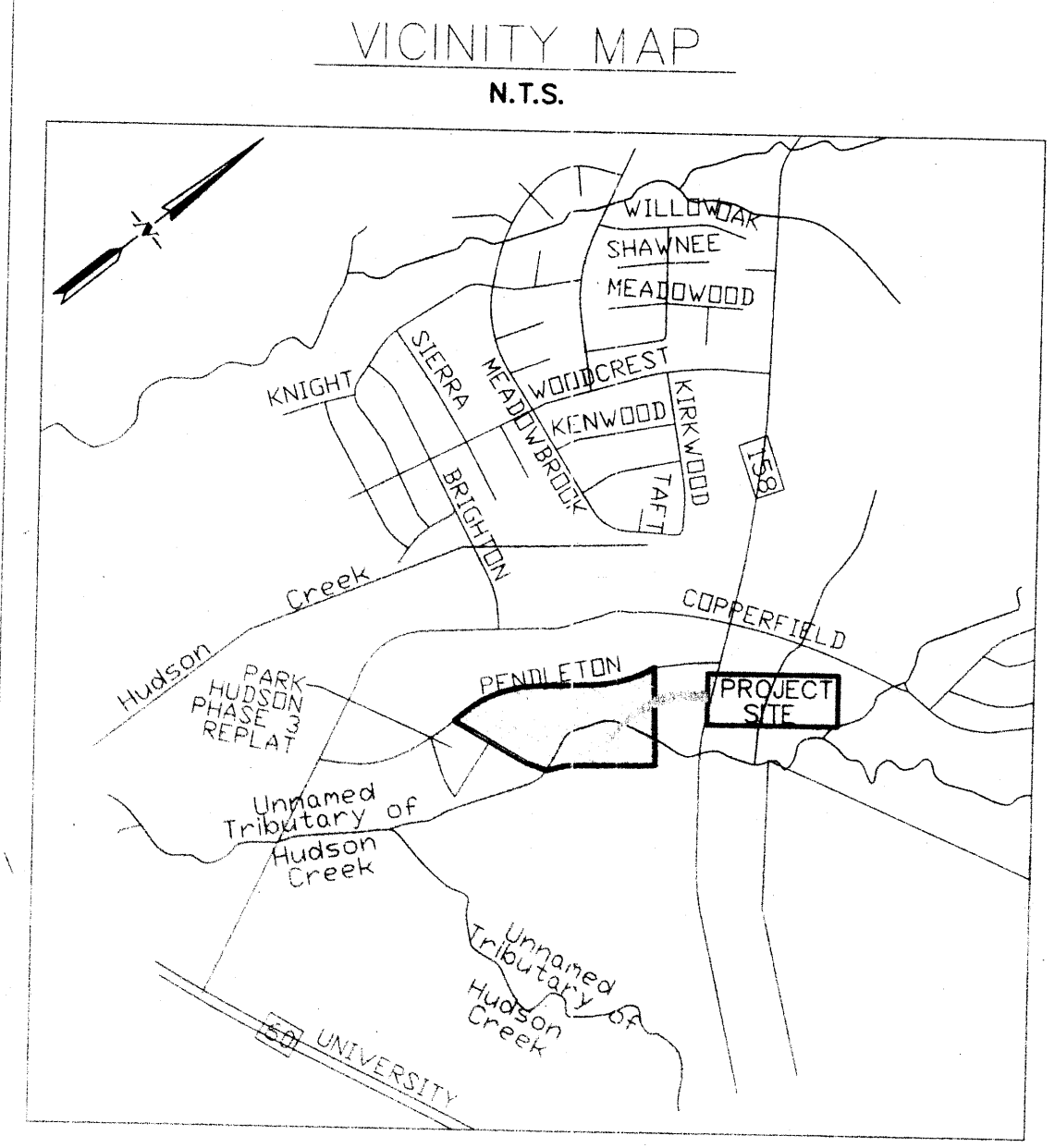
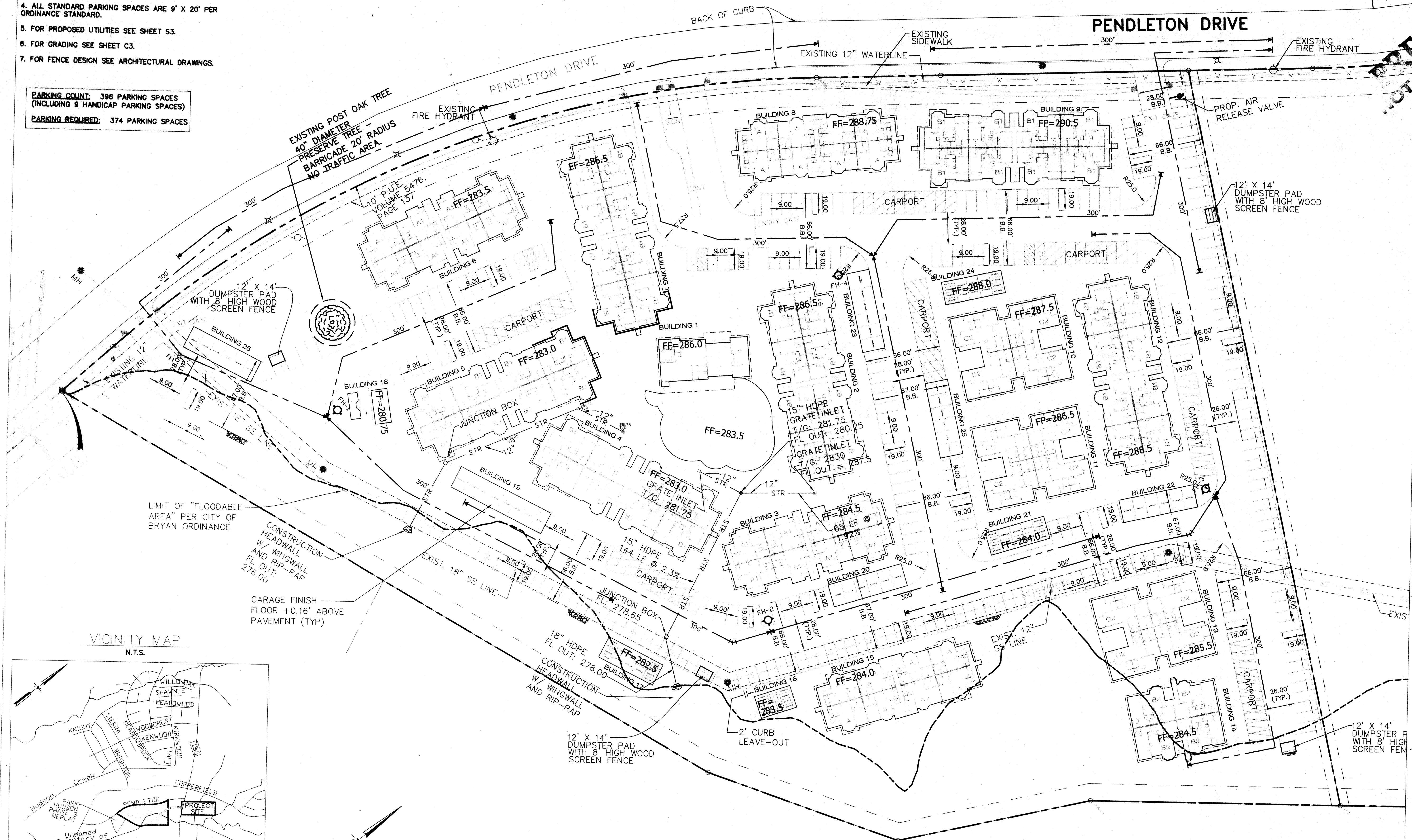


- GENERAL NOTES:**
1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 49041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.
 2. THIS SITE IS FOR MULTI-FAMILY RESIDENTIAL USE.
 3. CURRENT ZONE IS P.D. (PLANNED DEVELOPMENT WITH MULTI-FAMILY USE SPECIFICALLY ALLOWED).
 4. ALL STANDARD PARKING SPACES ARE 9' X 20' PER ORDINANCE STANDARD.
 5. FOR PROPOSED UTILITIES SEE SHEET S3.
 6. FOR GRADING SEE SHEET C3.
 7. FOR FENCE DESIGN SEE ARCHITECTURAL DRAWINGS.

PARKING COUNT: 396 PARKING SPACES
(INCLUDING 9 HANDICAP PARKING SPACES)

PARKING REQUIRED: 374 PARKING SPACES

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON LOT TWO IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC.



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MDG MUNICIPAL DEVELOPMENT GROUP
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
1	5/17/06	SB	INITIAL SUBMISSION
2	5/17/06	SB	DATE BY COMMENT

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
2005 BEVERLY HILLS, SUITE 180
HOUSTON, TX 77057

SCALE: 1"=40'
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B.
CHECKED BY: G.K.T.
BOOK: []
PAGE: []

SITE PLAN FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

Received
MAY 17 2006
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S1

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757

SP06-28

LANDSCAPE LEGEND:

CANOPY TREES

- CHINESE PISTACH TREE 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)
- ⊙ LIVE OAK 1-1/2" TO 3" CALIPER (TOTAL COUNT = 26)
- * BRADFORD PEAR 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)

NON-CANOPY TREES

- REDBUD/CRAPE MYRTLE (TOTAL COUNT = 221)
- 2-15 GALLON SHRUB (TOTAL COUNT = 68)
(20 EACH - 10'x1')

(225 SF)
EXISTING POST OAK TREE
40' DIAMETER
PRESERVE 20' RADIUS
BARRICADE 20' RADIUS
NO TRAFFIC AREA.

IRRIGATION METER NO. 1
SEE LANDSCAPING PLAN

VICINITY MAP
N.T.S.

LANDSCAPE CALCULATIONS:
11.60 SITE.
REQUIRES 75,794 SF LANDSCAPE.

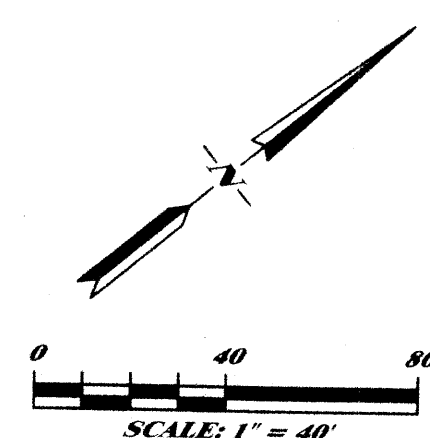
1. TREES REQUIRED = 37,897 SF
2. CANOPY TREES REQUIRED = 18,948 SF
3. NON-CANOPY TREES REQUIRED = 18,948 SF

CANOPY TREES PROVIDED = 158 EA x 200 SF = 31,600 SF
EXIST. = 225 SF

NON-CANOPY TREES PROVIDED = 221 EA x 150 SF = 33,150 SF

SHRUBS PROVIDED = 1,360 EA x 10 SF = 13,600 SF

NOTE:
EACH PARKING ISLAND IS PLANTED WITH A
2" CALIPER TREE AS INDICATED. THE
REMAINDER OF ISLAND IS GRASS.



PENDLETON DRIVE

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REV.	DATE	BY	COMMENT
1	05/05/04	SB	INITIAL SUBMISSION
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE: 1"=40'
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK: 180
CHECKED BY: G.K.T. PAGE: 1

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX, 77057

A
SITE LANDSCAPING PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION

11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

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MAY 17 2006

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FILE NUMBER
000034-3757

SP06-28

LEGEND:
 — SF — SILT FENCING

A circular professional engineer seal for the State of New York. The seal features a five-pointed star in the center. Around the star, the text reads "STATE OF NEW YORK" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the middle of the seal, it says "REGISTERED" and "No. 13357". A large, diagonal stamp is overlaid across the seal and the page, reading "PRELIMINARY" in large letters and "NOT FOR CONSTRUCTION" in smaller letters below it.

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MDG
MUNICIPAL
DEVELOPMENT
GROUP

[illegible]

GRADING, DRAINAGE,
AND EROSION CONTROL PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-46
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
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MAY 17 2006
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C3

\\0003757Kensington\3757 ENGR\REV_AIC03 - EROSION CONTROL PLAN.dwg, 05/17/2008 10:04:19 AM, HP Design, Jef 500.pc